



**TOWN OF SHERMAN**  
Planning & Zoning Commission  
**REGULAR MONTHLY MEETING AGENDA**  
Thursday, August 2, 2018, 7:00 pm  
Mallory Town Hall, Meeting Room

\*AMENDED

**Call to Order:**

**Public Hearing I:**

**CONTINUATION OF SPECIAL PERMIT APPLICATION-** Crooked Furrows Lane (M- 24, L- 11 )  
NAROMI Land Trust, Brookland Preserve- to allow a 20' x 60' designated parking area, an access gate,  
sign and kiosk in accordance with Section 324.1 e Accessory Uses to Conservation Organizations as shown  
on submitted map entitled "Property Survey, prepared for NAROMI Land Trust, Dated October 30, 2017.  
Zone A.

**Public Hearing II:**

**PROPOSED: CHANGE TO THE ZONING REGULATIONS:**

**Amendment to Section 333.1. L - Automotive Service Stations:**

**L. Automotive service stations-** as defined in section 610, provided that any such station is  
located in a place approved by the Commission as not interfering with the normal operation of the  
movement of pedestrian and vehicular traffic thereto and there from.

**Amendment to Section 610, Definitions:**

**Automotive Service Station-**A retail place of business engaged in the sale of petroleum products and/or  
the supplying of goods and services required in the operation and routine maintenance of automotive  
vehicles and the filling of motorists' immediate needs. These may include recharging stations for electric  
vehicles, the sale and servicing of tires, batteries, automotive accessories and replacement items, washing  
and lubrication servicing and the performance of minor repairs, and other incidental customer services and  
products, but excluding any body and fender work or painting by mechanical means.

**Public Hearing III:**

**PROPOSED: CHANGE TO THE ZONING REGULATIONS:**

**Amendment to Section 324.3A Septic Systems for Accessory Buildings:**

No structure other than the principal building, Accessory Dwelling or detached Accessory Apartment, on a  
lot shall have a septic system connection except that the Commission may grant Special Permits to allow a  
septic system connection for not more than one accessory structure on a lot, provided that the following  
conditions are met:

**Old Business:**

**DELIBERATION OF SPECIAL PERMIT APPLICATION-** Crooked Furrows Lane (M- 24, L- 11 )  
NAROMI Land Trust, Brookland Preserve

**DELIBERATION OF PROPOSED: CHANGE TO THE ZONING REGULATIONS:** Amendment to  
Section 333.1. L - Automotive Service Stations:

**DELIBERATION OF PROPOSED: CHANGE TO THE ZONING REGULATIONS:** Amendment to  
Section 324.3A Septic Systems for Accessory Buildings:

**\*New Business:**

**Public Comment:**

**Approval of Minutes:** Regular Monthly Meeting of June 7, 2018

**Correspondence:**

**Zoning Enforcement Officer's Report:** June/ July 2018

**Committee Reports:**

**Chairman Report:**

**Regulation Review:** DATED AT SHERMAN, CONNECTICUT THIS 27TH DAY OF JULY 2018

**Adjournment:** JEANNENE M. BURRUANO, CHAIR